SECTION 2.11 - Tender Clarifications

Item	Query Raised
2.8.1	
2.8.1.1	Confirm the extent of external Works
2.8.1.2	Confirm the extent of structural works
2.8.1.3	Structural Engineers Drawing
2.8.1.4	Plant Room Structure and Fire ratinmg
2.8.1.5	
2.8.1.6	Entrance Staircase Alterations
2.8.2	
2.8.2.1	Confirm the extent of work to the windows externally.
2.8.2.2	What is proposed with regards to the existing 'I-bolts'.
2.8.2.3	Extent of works internally.
2.8.2.4	
2.8.2.5	Extent of works to light wells
2.8.3	
2.8.3.1	Extent of new Skirting boards
2.8.3.2	Finish to Suite entrance doors
2.8.3.3	
2.8.3.4	Main Entrance Doors

2.8.3.5	
2.8.3.6	
2.8.3.7	Main Entrance Doors - Design Intent
2.8.3.8	Stairs
2.8.3.9	
2.8.4	
2.8.4.1	Broadloom and Carpet tiles to Ground floor, stairs and lobbies
2.8.4.2	Parquet Floor Spec for Ground Floor
2.8.4.3	Acoustic matting/ underlay
2.8.4.4	Plant Room Floor
2.8.4.5	
2.8.5	
2.8.5.1	Extent of decoration where not specifically identified.
2.8.5.2	
2.8.5.3	
2.8.5.4	Paint Finish
2.8.5.5	
2.8.5.6	
2.8.5.7	Feature brickwork walls
2.8.6	
2.8.6.1	Extent of ceiling removal/ demolition.
2.8.6.2	
2.8.6.3	
2.8.6.4	Bulkheads
2.8.6.5	Confirmation of ceiling heights
2.8.7	

2.8.7.1	Cubical specification
2.8.7.2	
2.8.7.3	Shower provision
2.8.7.4	Floor Tiles / Upstands
2.8.8	
2.8.8.1	Mechanical Contractors
2.8.8.2	
2.8.8.3	Fire Strategy
2.8.8.4	
2.8.8.5	Gas Supplies
2.8.8.6	Plantroom
2.8.9	
2.8.9.1	Electrical Contractors
2.8.9.2	Can you provide load schedules
2.8.9.3	Sub Main Cable
2.8.9.4	Services routes within the suites
2.8.9.5	Incoming Electric Supply Ratings
2.8.9.6	Existing Remaining Tenant Power Supplies to be Upgraded
2.8.9.7	Switching for Lighting
2.8.9.8	Fire Alarm
2.8.9.9	
2.8.9.10	Lighting
2.8.9.11	

2.8.9.12	Emergency Escape Signs
2.8.10	
2.8.10.1	Site constraints plan
2.8.10.2	Confirmation of Floors
2.8.10.3	
2.8.10.4	Building Management
2.8.10.5	Meter Readings
2.8.10.6	Listed Building Consent
2.8.10.7	
2.8.10.8	Exisitng Lifts
2.8.10.9	R&D Asbestos Surveys

Description of Works Required	Total
Structure	
Works are limited to the levelling of the proposed plant deck. Locations for new plant is identified on REDS M&E drawings. The new Condenser units will need to be mounted on new level grillage or a big foot type system. The contractor is to consider th	£ -
None load bearing brickwork walls to be removed in the location of the new toilet block as detailed on the strip out drawing(s). When the areas are exposed the SE will survey and advise on method and extent of removal.	£ -
These have been issued in Tender Addendum No.5	£ -
Refer to SE drawings for floor reinforcement	
Allow for raising the floor level with timber joists. Allow for infilling between the joists with Rockwool to achieve a 2hr fire rating.	
Contractor to allow for Option 2 costs within the tender return.	
Windows	
Contractor to allow for the cleaning of all external windows post contract.	£ -
Contractor to allow for a report to be prepared regarding the locations of all I-Bolts, with a recommendation report. The contractor is to allow the testing and commission of all existing I-Bolts allowing for all new tags and a commissioning/ testing rep	£ -
Contractor to allow for the cleaning of all internal glazing and for the redecoration of the windows with two coats of gloss paint in accordance with the finishes schedule. The contractor must also allow for undertaking a condition report of all the wind	£ -
No decoration is required to the aluminium window frames. Just allow for cleaning.	
The extent of cleaning and repair works within the existing light wells is to be reviewed post tender. (please note replacement windows where identified are still required).	
Joinery and doors	
All new skirting boards are to match the depth and profile of the existing perimeter skirting boards.	£ -
Single secondary door to be a painted Solid timber finish given the mouldings required - not laminate.	£ -
The main entrance doors are two FD60 doors.	
Omit SOW item 2.2.7.1 and price for the following minimum spec;	£ -

Supply and install a new external glass door and surround in front of existing timber double doors set. News door to include:- > 12mm toughened glass door panels and surrounds > Pull handles and Locks (Top and Bottom rails) > Floor spring without hold-ope	
Supply and install new fixing mechanism to allow existing timber double doors to be held open as a permeant feature to the main entrance.	
We will issue a drawing marked up to confirm the design intent for all buildings.	
The existing stair stringers have been planted on and appear to be MDF. These can be removed to allow for the replacement of the exisitng stair treads.	
Stair works are to be carried out OUT OF HOURS where they affect existing tenants.	
Floors	
The contractor should use the provisional sum specified.	
The contractor should use the provisional sum specified.	
Contractor to allow for laying the timber floor on a TimberTech2 Acoustic Plus matting - installed in accordance with manufacturers recommendations. This is for both the office and common areas.	
Overlay the plant room sturctural floor with Structural Spruce 18mm Plywood.	
Allow £50 / m2 for a hard wearing floor finish. Spec TBC.	
Decoration and wall finishes	
The contractor is to allow for the following;	£ -
All existing / retained / new plasterboard ceilings to be painted with 1 mist (if new) and 2 coats of Dulux Matt Emulsion paint or similar approved.	£ -
All existing / retained / new plastered walls to be painted with 1 mist (if new) and 2 coats of Dulux Diamond Matt Emulsion paint or similar approved.	£ -
NOTE:- ALL WALL FINISHES TO BE DIAMOND MATT EMULSION UNLESS OTHER WISE SPECIFIED.	
All existing / retained / new joinery - Skirting boards, Window frames, Window boards, sills, doors, frames, architraves - be painted with 1 undercoat (if new) and 2 coats of Dulux gloss paint or similar approved.	
The contractor needs to price for replastering areas of blown or damaged plaster.	
Plastered finish to be stripped back to brick. Brick to be cleaned, repointed and varnished.	
Works to ceilings	
The contractor is to allow for removing all of the existing ceilings, pelmets, bulkheads, battens, suspend ceilings etc. in preparation for applying new ceiling finishes throughout.	£ -
NOTE:- the lath and plaster to the first floor can be retained the condition of which is to be reviewed with the CA.	£ -
The contractor is to allow for installing new 60 minute fire rated MF plasterboard ceilings throughout.	£ -
Contractor to size the bulkheads accordingly - coordinate the width and depth with the M&E installations. An assumption can be made that the sub-structure will take the new loads.	
The aim on the project is to maximise the floor to ceiling heights throughout. The CA and Design Team will need to confirm target ceiling heights in all areas.	
Toilets/ WC's	

IPS range to be finished with Formica laminate colours rather than Fundamentals range.	£ -
Dividing cubicle walls to be solid partitions as identified on the drawings.	£ -
The contractor can exclude the cost option for the shower block on the second floor.	£ -
Floor Tile to be Sistem N Grigio Chiaro within the toilets - 600 x 150mm.	
Mechanical	
The compliant tender return must contain a cost from one of the named contractors identified by REDS. The contractor can offer an alternative cost within their tender return. Please disclose full details of the proposed contractor.	£ -
Allow for connecting new localised vents within the toilet cubical to existing extract ductwork.	
The fire strategy does not call for any pressurised voids or purge ventilation.	
There is no requirement for sprinklers within the building.	
Any gas supplies should be disconnected out off the floor plate back to the meter.	
Condenser require individual condensate pumps connected back to the soil stack.	
Electrical	
The compliant tender return must contain a cost from one of the named contractors identified by REDS. The contractor can offer an alternative cost within their tender return. Please disclose full details of the proposed contractor.	
Provided within tender addendum No.5.	
For tender purposes allow for providing NEW sub-main cables in accordance with REDS performance specification.	
Contractor to allow for providing services routes within the each suite. This should be simplified given that the ceilings are being fully removed.	
2 Mount Street existing authorised supply capacity is 108kVA. Required supply capacity to be upgraded to 174kVA.	
The intention is to retain the existing electrical infrastructure during these works and work around this, installing new panel boards and sub-main cabling as required to minimise shut down of electricity supplies to existing tenants to an out of hours pe	
The contractor must allow for zoning and switching in accordance with REDS Performance Specification. This should allow for sub-division in the obvious locations i.e. where the existing structure dictates.	
The new fire alarm system should be independent from the leisure/ retail units. The system must be compatible to allow a node/interface to connect at a later date.	
Protect have confirmed that the quotation will be issued to all contractors on 10th February.	
The contractor is to price all specified fittings.	
The contractor may within their tender return offer alternative fittings and cost savings - but these costs must remain separate from the tender return.	

To be a brass finish.	
General Items	
These drawings refer to tha areas where the contractors may need to access to undertake the works. The SOW and proposed drawings confirm the extent of works to be completed and where.	£ -
We are expecting the contractors to provide costs for the refurbishment of all floors. As there is limited access to the occupied first floor cost should be based on the 2nd floor specification.	
Contractor must allow for the relocation fo the 1st floor toilets as detailed on the drawings with the new access from the lobby area.	
The contractor must allow for liaising with Knight Frank and the Tenant's regarding any works which may affect the quiet enjoyment of the occupied suites.	
Gas and electrical meter readings have been taken by Knight Frank. The usage will be monitored throughout the works on site. The Client/ L/L will cover these costs.	
OBI will be procuring listed building consent.	
Heritage reports have been completed on all three buildings.	
To confirm the contractors CAN NOT use the lifts during the works.	
These have been issued in Tender Addendum No.5	
TOTAL TO SUMMARY	**£ -**